

Posted 5/18/2020
S/Burgos

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, May 21, 2020, 7:30 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/87137283502?pwd=ejViYmQ1WFhndE52Rm9VdklRb3U0UT09>

Meeting ID: 871 3728 3502
Weblink Password: 4aCewQ

Dial-In by Telephone
+1 646 876 9923
Meeting ID: 871 3728 3502
Telephone Password: 430853

RECEIVED
VERNON TOWN CLERK
20 MAY 18 AM 10:38

AGENDA

1. Call to Order & Roll Call by Roland Klee, Chairman
2. Administrative Actions/Requests
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the May 7, 2020 meeting
 - 2.3 Communications received NOT related to Agenda items, if any
 - 2.3.1 Governors Executive Order 7MM regarding May 20, 2020 Reopening
3. New Application(s) for receipt, if any:
4. Public Hearing and Action on Application
 - 4.1 Application [PZ-2020-06] of Greg McCracken for a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land at 195 West St. (Assessor's ID: 25, Block 0065, Parcel 00035).
5. 8-24 Referrals
6. Other Business/Discussion
7. Adjournment

Roland Klee, Chairman
Planning & Zoning Commission

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Thursday, May 7, 2020, 7:30 PM

Via Zoom Audio Teleconference

Draft Minutes

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:31 PM.
 - Regular members present: Roland Klee, Mike Mitchell, Wes Shorts, Jesse Schoolnik and Joseph Miller, and Susan Reudgen.
 - Alternate Member: Robin Lockwood sitting for Iris Mullan
 - Absent Members: Iris Mullan
 - Staff present: George McGregor, Town Planner, Shaun Gately, EDC/Asst. Planner
 - Recording secretary: Jill Rocco
2. Administrative Actions/Requests
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

Wes Shorts made a motion to ACCEPT the agenda with the addition of a New Application. Joseph Miller seconded and the motion carried unanimously.
 - 2.2 Approval of the Minutes from the April 16, 2020 meeting.

Robin Lockwood made a motion to APPROVE the minutes. Michael Mitchell seconded and the motion carried unanimously.
 - 2.3 Communications received NOT related to Agenda items, if any

None
3. New Application(s) for receipt, if any:

Town Planner George McGregor read the application in to record.

Application [PZ-2020-07] from A. Vets Real Estate, LLC requesting a Zone Change from Commercial (C) to Industrial (I) for a 1.19-acre parcel located at 965 Hartford Tpke. (Assessor ID 26, Block 0072, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke. (Assessor ID 26, Block 0072, Parcel 0031J)

Wes Shorts made a motion to accept Application [PZ-2020-07] for a Public Hearing to be held on June 4th, 2020. Robin Lockwood seconded and the motion carried unanimously.

4. Public Hearing and Action on Application

4.1 Application [PZ-2020-04] of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development to construct an 8,000 sq. ft. storage building and Special Permits pursuant to Section 15 for the removal in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A).

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on April 25, 2020 and May 2, 2020.
- Chairman Roland Klee read the following teleconference rules into the record:
 1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
 2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
 3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.
 4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.
 5. Speakers should direct their comments through the Chairman
 6. Please be patient.
- Town Planner George McGregor explained the details of the application.
- Eric Peterson, Professional Engineer, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, spoke representing the Applicant Philip Wilson.
- Philip Wilson, Applicant, spoke regarding the application.
- Roland Klee, Chairman, asked if anyone would like to speak, no one spoke in opposition or in favor.
- Discussion ensued.
- Michael Mitchell made a motion to close the Public Hearing at 8:07 PM.
- Wes Shorts seconded and the motion carried unanimously.

Michael Mitchell moved that the Planning and Zoning Commission Approve PZ-2020-04, a Site Plan of Development in order to construct an 8,000 sq. ft. storage building with Special Permits pursuant to Section 15 for the removal and grading in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports. This approval is based upon a finding that the application meets the site plan requirements of Section 14 and that the special permits requested are consistent with the review criteria set forth in Section 15 and Section 17.3.1, and subject to the conditions of approval dated May 7, 2020.

**Draft Conditions of Approval
PZ 2020-04 713 Talcottville Rd.
Scranton Powersports
May 7, 2020**

1. The property shall be developed in substantial conformance with the Site Plan entitled "Modification to Site Plan" (Sheets 1-3) dated March 17, 2020, revised May 5, 2020, prepared by Gardner & Peterson Associates, LLC.
2. The Property Shall be develop in substantial conformance to the building plans dated December 30, 2019, prepared by Graber Buildings.
3. The Property Shall be developed is substantial conformance with the Landscaping Plan, prepared by John Alexopoulos, dated May 6, 2020.
4. A sidewalk along the entire property frontage, as depicted on the site plan, shall be constructed no later than May 1, 2021. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for all site improvements that are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy for the 8,000 sq. ft. storage structure. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.
5. Erosion & Sediment Control Measures, as depicted on Sheet 3 of the Site Plan referenced in Condition #1 above, shall be substantially completed prior to the issuance of a Certificate of Occupancy. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for Erosion and Sediment Control measures that are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy for the 8,000 sq. ft. storage structure. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.
6. The above conditions are in addition to the standard conditions and stipulations for all site development projects.

Jesse Schoolnik seconded and the motion carried unanimously.

4.2 Application [PZ-2020-05] of Erica Y. Bower for a Special Permit pursuant to Section 4.4.4.8 to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181).

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on April 25, 2020 and May 2, 2020.
- Town Planner George McGregor spoke regarding application.
- Erica Bower, Applicant, spoke regarding application
- Discussion ensued
- Roland Klee, Chairman, asked if anyone would like to speak, no one spoke in opposition or in favor.
- Town Planner, George McGregor read a letter from Robert & Katherine Kiernan, 120 Echo Ridge Lane in opposition
- Discussion ensued.

Robin Lockwood made a motion to close the Public Hearing at 8:30 PM. Wes Shorts seconded and the motion carried unanimously.

- A. Robin Lockwood moved that the Planning and Zoning Commission Approve PZ-2020-05, a special permit for counseling services as a home-based business at 131 Echo Ridge Dr., based upon a finding that the request is consistent with the home-based business requirements set forth in Section 3.29 and is consistent with the special permit requirements of 17.3.1, subject to the following conditions:

1. The business is limited to an area of 750 sq. ft.
2. Hours of operation and client activity is limited to:

Days	Hours	Clients
Monday-Tuesday	9 a.m.-5 p.m.	8 (per day)
Wednesday-Thursday	10 a.m.-6 p.m.	8 (per day)
Friday	10 a.m.-2 p.m.	4
Total		36

3. No client or customer parking shall be permitted on a public street.
4. The Applicant shall secure any Health Department approvals required, if necessary and as appropriate.

Joseph Miller seconded and the motion carried unanimously.

5. 8-24 Referrals

5.1 Town of Vernon, 8 Morrison St. (Assessor's ID: 22, Block 0050, Parcel 0003A), potential sale of Town property.

- Town Planner George McGregor read into record the Staff Memo dated May 7, 2020.
- Discussion Ensued

Wes Shorts made a motion to find the request for the 8-24 Referral is consistent with the Plan of Conservation and Development. Susan Reudgen seconded and the motion carried unanimously.

6. Other Business/Discussion

Town Planner George McGregor discussed anonymity and explained the Freedom of Information Act.

7. Adjournment

Wes Shorts made a motion to adjourn at 8:40 PM. Robin Lockwood seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

**COMMUNICATIONS RECEIVED
NOT RELATED TO AGENDA ITEMS**

Executive Order 7MM

STATE OF CONNECTICUT

BY HIS EXCELLENCY

NED LAMONT

EXECUTIVE ORDER NO. 7MM

**PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC
AND RESPONSE – EXPEDITED APPROVAL AND PERMITTING FOR EXPANDED
OUTDOOR DINING**

WHEREAS, on March 10, 2020, I issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and

WHEREAS, pursuant to such declaration, I have issued thirty-nine (39) executive orders to suspend or modify statutes and to take other actions necessary to protect public health and safety and to mitigate the effects of the COVID-19 pandemic; and

WHEREAS, COVID-19 is a respiratory disease that spreads easily from person to person and may result in serious illness or death; and

WHEREAS, the World Health Organization has declared the COVID-19 outbreak a pandemic; and

WHEREAS, the risk of severe illness and death from COVID-19 is higher for individuals who are 60 or older and for those who have chronic health conditions; and

WHEREAS, to reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention and the Connecticut Department of Public Health (DPH) recommend implementation of community mitigation strategies to slow transmission of COVID-19, including cancellation of gatherings of ten people or more and social distancing in smaller gatherings; and

WHEREAS, public health experts have determined that it is possible to transmit COVID-19 even before a person shows symptoms and through aerosol transmission; and

WHEREAS, public health experts have determined that the risk of transmission of COVID-19 is reduced in outdoor areas, including where there is more sunlight, greater air movement, and greater space to maintain distance between people; and

WHEREAS, I intend to issue an executive order in the coming days providing for limited increased economic and recreational activity, including outdoor dining and outdoor retail, with conditions designed to protect the public health by reducing the risk of transmission of COVID-19; and

WHEREAS, certain statutes, municipal ordinances, regulations, and procedures may prevent the timely implementation of protective measures to provide for safe resumption of economic activity, including some outdoor dining with liquor service and outdoor retail, which resumption is essential to sustaining compliance with and effectiveness of other efforts to respond to and mitigate the effects of COVID-19; and

WHEREAS, existing state and local laws and regulations governing outdoor liquor service currently require approvals by local authorities and the Department of Consumer Protection; and

WHEREAS, Executive Order Nos. 7G, and 7T, permitted certain liquor licensees to sell alcoholic liquor in connection with take-out and delivery of food, but did not permit private clubs to do the same; and

WHEREAS, many clubs, nonprofit clubs and golf country clubs offer food and are able to sell alcoholic liquor safely to their members in connection with take-out and delivery of food prepared on premises in a manner similar to what is permitted for the food establishments covered by Executive Order Nos. 7G and 7T;

NOW, THEREFORE, I, NED LAMONT, Governor of the State of Connecticut, by virtue of the authority vested in me by the Constitution and the laws of the State of Connecticut, do hereby **ORDER AND DIRECT**:

1. **Expedited Municipal Zoning Amendments.** In order to expedite changes to municipal laws, ordinances, or regulations and ensure greater flexibility for local governments to respond to COVID-19, Section 8-3b of the Connecticut General Statutes is suspended and modified to provide that, if a zoning administrator, chairperson of the zoning commission or planning and zoning commission, or chief elected official has made a finding that a proposal is necessary to respond to the COVID-19 pandemic, including but not limited to making changes to permit the Outdoor Activities described herein, such zoning administrator, chairperson, or chief elected official may place such proposal, or cause such proposal to be placed, on the public hearing agenda of a zoning commission or a planning and zoning commission, as applicable, and such commission shall conduct its public hearing and act on such proposal without being required to adhere to the requirements of Section 8-3b.
2. **Suspension and Modification of Certain Permitting and Approval Processes for Outdoor Activities.** In order to prevent the potential transmission of COVID-19 in commercial establishments while allowing commercial establishments to operate in a manner that promotes social distancing and complies with my executive orders or any order issued by an executive agency or municipal official pursuant to the public health and civil preparedness emergency declared on March 10, 2020, including but not limited to any rules or guidelines issued by the Department of Economic and Community Development for operation of businesses during such emergency, any provision of Connecticut General Statutes Chapters 14, 97a, 98, 124, 126, 242, or 541 and Section 22a-27j, or any special act, municipal charter, ordinance, resolution, or regulation that conflicts with this Order (all such state and municipal laws and

regulations being, collectively, the “Covered Laws”), is suspended and modified, as enumerated below, for the duration of this Order and as hereafter provided:

- a. **Expedited Municipal Review of Outdoor Dining and Retail.** Any Covered Law requiring an applicant to receive an approval or permit for outdoor food and beverage service, outdoor displays of goods, or COVID-19 Signage, which activities (other than COVID-19 Signage) end at 11 p.m. or earlier on Friday and Saturday nights and end at 9 p.m. or earlier all other days of the week (such activities being, the “Outdoor Activities”) is suspended to the extent that the Covered Law requires review and determination of any application for Outdoor Activities by a multi-member municipal agency or any by any entity other than an individual municipal official generally responsible for administrative enforcement of the relevant Covered Law, such as a zoning administrator or a building code official (such official and his or her designee being, the “Local Enforcement Official”), and modified to require all such reviews and determinations to be conducted only by the Local Enforcement Official.
 - i. “COVID-19 Signage” shall mean any outdoor, non-internally-illuminated, non-animated signage that is 15 square feet in size or smaller and contains directions, social distancing instructions, or other signage that might customarily be displayed within the building, including but not limited to menus or specials.
 - ii. “Outdoor Activities” shall not be deemed to include live entertainment, provided that nothing in this Order shall be deemed to prohibit an independent approval of live entertainment pursuant to local regulation.
- b. **Outdoor Dining and Retail Allowed During Emergency.** Any Covered Law that does not explicitly allow Outdoor Activities or that prohibits Outdoor Activities shall be deemed to allow such activities as an accessory use to any location where food or beverages are served or goods are sold, as applicable, subject to review and approval by the Local Enforcement Official and reasonable conditions imposed through Local Enforcement Official review, provided that nothing in this order shall require a municipality to permit the sale or service of alcoholic beverages as a principal or accessory use anywhere that such activity is not permitted as a principal or accessory use, and provided further than nothing in this Order shall permit the sale of alcoholic beverages for on-premise consumption independent of sale of food, or permit the operation of outdoor bars unless expressly permitted by further executive order or by rules or guidelines issued by the Department of Community and Economic Development pursuant to an executive order.
- c. **Minimum Parking Lifted to Facilitate Outdoor Activities.** Any Covered Law requiring a minimum number of parking spaces or prohibiting Outdoor Activities from taking place in parking lots is suspended to the extent required to permit such Outdoor Activities alone or in conjunction with any other authorized activity, including any activity required to enable the response to the COVID-19 pandemic.

Any Covered Law prohibiting Outdoor Activities from taking place in on-street parking spaces is modified to allow the Local Enforcement Official to permit this activity, consistent with the requirements of this Order.

- d. **Application Process.** Any Covered Law relating to applications for Outdoor Activities is suspended to the extent that it requires any of the following documents: plans stamped by a licensed engineer, landscape architect, or architect; site survey; parking plan; traffic study or plan; sign plan; soil erosion and sediment control plan; photometric lighting plan; or stormwater management plan; provided that the applicant has submitted, at a minimum, a drawing or illustration, roughly to scale or dimensioned and depicting with reasonable accuracy the outdoor area that is proposed to be used and what is proposed to be placed, built, or erected in the outdoor area, and a narrative (with or without accompanying illustrations) that explains any noise, waste management, odor, light pollution, and environmental impacts expected from same and how said impacts will be managed. Notwithstanding the preceding sentence, the Local Enforcement Official may require an applicant to submit additional and more detailed information that he or she reasonably deems necessary to protect public health, safety and the environment, in order to complete an application, taking into account the need for expedited review of such applications.
- e. **Approval and Conditions.** Notwithstanding any contrary Covered Law, the Local Enforcement Official shall review and approve, approve with conditions consistent with any executive orders or rules issued pursuant to executive orders (including extending the hours of operation), or reject any complete application for Outdoor Activities, and shall notify an applicant of such decision (including, but not limited to, emailed notice or certified mail) by the later of (i) ten days after actual receipt of the complete application, or (ii) ten calendar days after actual receipt of any additional materials required pursuant to the previous paragraph. Any failure of the Local Enforcement Official to act pursuant to the preceding sentence within such time period shall be deemed to be an approval of the application.
- f. **Appeals.** Notwithstanding any contrary Covered Law, if a Local Enforcement Official approves with conditions or rejects an application for an Outdoor Activity filed pursuant to this Order, the applicant may appeal such decision, within 7 days of receipt of notice of the decision (including, but not limited to, emailed notice or certified mail), to the planning and zoning commission or to the zoning commission, as applicable, but if the zoning commission is the town's legislative body, to the planning commission, provided that any Covered Law that would require a public hearing for such appeal is suspended. Nothing in this Order shall suspend or modify an individual's right to submit a complaint to the relevant municipal authority or the right of a municipal authority to enforce conditions associated with a permitted Outdoor Activity, impose fines and fees, or issue a notice of violation or a cease and desist order.

- g. **Shared Lots and Expanded Spaces.** Any Covered Law requiring Outdoor Activities to take place on the same lot, zoning lot, street face or yard as a principal use, or to take place only in certain yards, shall be modified to allow Outdoor Activities to take place on any nearby lot, zoning lot, street face, or yard, (contiguous or not), provided that written permission from the owner of any other lot or zoning lot on which such Outdoor Activity is proposed to take place is provided to the Local Enforcement Official and further provided that any nearby lot, zoning lot, or street face used for Outdoor Activities must include a commercial use or be located in a commercial zoning district.
- h. **Sidewalks and Non-Vehicular Rights of Way.** Any Covered Law prohibiting Outdoor Activities from taking place on public sidewalks or other nonvehicular public rights of way shall be suspended and modified to allow Outdoor Activities to take place therein, subject to a 6-foot clearance for pedestrian passage, and subject to reasonable conditions imposed by the municipal department with jurisdiction over sidewalk obstruction permits. Any Covered Laws prohibiting Outdoor Activities from taking place on a state highway right of way are modified to allow the State Department of Transportation (DOT) to issue a permit for such activities to take place in the non-vehicular portion of the state highway right of way pursuant to conditions imposed by the DOT.
- i. **Vehicular Rights of Way.** Any Covered Laws prohibiting Outdoor Activities from taking place on a local public road or vehicular right of way are modified to allow the municipal official with jurisdiction over local roads, after consulting with the municipality's Local Traffic Authority and, if that local road is used for public transportation routes, consulting with the DOT, to close the road in order to permit Outdoor Activities without additional public hearings. Closure of any part of the vehicular portion of a state highway right of way shall not be permitted without a request from the municipality to the DOT pursuant to the Regulations of Connecticut State Agencies §14-298-262 for a Special Event Permit, provided that such Outdoor Activities shall be included in the definition of "special event" and the DOT shall use its best efforts to expedite review of any such request in furtherance of the purposes of this Order. Any Covered Laws prohibiting special event permits for the closure of a state highway are modified to authorize the DOT to issue such permits to allow Outdoor Activities pursuant to this Order. The automatic approval provisions of subsection 1(c) of this order shall not apply to this subsection.
- j. **No Nonconformity Rights Bestowed.** Any Covered Law that would provide nonconforming use or structure rights to any activity or structure permitted during the state of emergency pursuant to this Section 2 of this Order is suspended.
- k. **No Application, Building or Related Fees.** The Covered Laws are suspended to the extent they impose fees for applications filed pursuant to this Order for Outdoor Activities, and no fees for such applications shall be collected or be due and owed to the State or to any municipality for the duration of the emergency.

3. **Liquor Service in Connection with Outdoor Dining.** Title 30 of the Connecticut General Statutes, including Sections 30-22(a) and 30-22a(a), and any corresponding regulations or practices such as the requirement to file a patio or extension of use permit with the Department of Consumer Protection, are modified to the extent they conflict with, or create additional requirements on, the sale of alcoholic liquor by a liquor licensee so long as such licensee is (i) in compliance with Section 2 of this order and any executive order permitting outdoor dining; (ii) any rules for outdoor dining, including social distancing requirements, issued by the Department of Economic and Community Development (DECD); and (iii) any town or municipal requirements related to outdoor dining and liquor sales, as amended by Section 2 of this order. A liquor licensee who serves alcoholic liquor shall not be required to obtain a patio or extension of use permit provided that the licensee shall serve only the types of alcoholic liquor allowed by their permit type and shall abide by the following conditions:
- a. The licensee must comply with all other laws and regulations under Title 30, including prohibitions on sales to minors or intoxicated persons and restrictions on the times such sales may occur.
 - b. Alcoholic liquor may be served only in connection with outdoor dining, which means food prepared on premises or at a food truck adjacent to the premises.
 - c. There shall be no consumer bars, and all alcoholic beverages shall be served tableside.
 - d. There shall be no live entertainment unless live entertainment was previously permitted in the outdoor space, or the licensee obtains permission pursuant to this order or underlying rules, and such entertainment complies with all other social distancing rules.
 - e. For Caterer licensees, outdoor service is permitted only at locations with on-premise permits for which the licensee is hired as a bona fide caterer.
 - f. For Clubs, outdoor dining is permitted only for members and their families and guests.
 - g. If a licensee is permitted by local authorities to provide outdoor dining in space outside their permitted premises, including public sidewalks, parking lots or space owned by an adjacent business, such space shall be deemed to be part of the permitted premises for the duration of this order and the licensee shall be responsible for any liquor violations in that area.
4. **Further Clarification of Limits on Private Clubs.** Effective immediately, Executive Order Nos. 7G and 7T, which addressed sales of alcoholic beverages by certain licensees, are modified to additionally permit holders of club, nonprofit club and golf country club permits to deliver food prepared on premises and sealed containers of

alcoholic liquor directly to consumers and to offer for the pick-up and off-premise consumption of any sealed containers of alcoholic liquor with food prepared on premises under the same conditions as the prior Executive Orders permitted for restaurants, except that such sales shall only be to their members.

Unless otherwise specified herein, this order shall take effect immediately and remain in effect for the duration of the public health and civil preparedness emergency, unless earlier modified, extended or terminated.

Dated at Hartford, Connecticut, this 12th day of May, 2020.



Ned Lamont
Governor

By His Excellency's Command



Denise W. Merrill
Secretary of the State



APPLICATION
(PZ-2020-06)

PZ-2020-05, 195 West St.



PZ 2020-06

RECEIVED

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC) APR 13 2020

APPLICATION

TOWN PLANNERS OFFICE

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:

Name: Gregory W. McCracken

Title: Attorney

Company: Jacobs, Walker, Rice & Barry, LLC

Address: 146 Main Street

Manchester, CT 06042

Telephone: 860-646-0121

Fax: 860-645-6229

E-mail: gmccracken@jwrb.com

II. PROPERTY OWNER (S):

Name: Chirag B. and Jalpa C. Thaker

Title: N/A

Company: N/A

Address: 195 West Street

Vernon, CT 06066

Telephone: 860-289-1100

Fax: 860-289-3272

E-mail: chirag.thaker@rdaep.com

III. PROPERTY

Address: 195 West Street

Assessor's ID Code: Map # 25 Block # 0065 Lot/Parcel # 00035

Land Record Reference to Deed Description: Volume: 2322 Page 37

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

☒ No ☐ Yes

☐ No work will be done in regulated area

☐ Work will be done in the regulated area

☐ IWC application has been submitted

☐ IWC application has not been submitted

Zoning District R-22

Is this property located within five hundred (500) feet of a municipal boundary?

☒ No
☐ Yes:

☐ Bolton
☐ Coventry
☐ Ellington
☐ Manchester
☐ South Windsor
☐ Tolland

Check if Historic Status Applies:

☐ Located in historic district:

☐ Rockville
☐ Talcottville

☐ Individual historic property

IV. PROJECT

Project Name: Construction of Addition to Home

Project Contact Person:

Name: Chirag B. Thaker

Title: President

Company: Russell and Dawson, Inc.

Address: 1111 Main Street

East Hartford, CT 06108

Telephone: 860-334-2929 Fax: 860-289-3272

E-mail: chirag.thaker@rdaep.com

V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Construction of Addition to House

General Activities: Disturbance of more than one-half an acre of land
and excavation and fill of more than 50 cubic yards of earth for
construction of addition to single-family dwelling

VI. APPROVAL (S) REQUESTED

☐ Subdivision or Resubdivision

- ☐ Subdivision (Sub. Sec. 4, 5, 6)
- ☐ Resubdivision (Sub. Sec. 4, 5, 6)
- ☐ Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- ☐ Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- ☐ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

☐ Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

☐ Site Plan of Development (POD) (ZR Sec. 14)

- ☐ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ☐ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ☐ Minor modification of a site POD (ZR Sec. 14.1.1.2)

☐ Special Permit(s) (ZR Section 17.3)

- ☐ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- ☒ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ☐ Special Permit for use in a district (ZR Sec. 1.2 & 4)
- ☐ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ☐ Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- ☐ Special Permit for parking (ZR Sec. 4; 12; 21.4)
- ☐ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ☐ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ☐ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- ☐ Special Permit for massage (ZR Sec. 2.76-78; 4)
- ☐ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ☐ Special Permit for dumps and/or incinerators (ZR Section 8)

____ Other Special Permit(s). Cite ZR Section and describe activity:

____ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

____ **Zoning:**

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11", 12" x 18", 18" x 24", 24" x 36". Subdivision and resubdivision maps must be 24" x 36".

The application shall include an 8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map showing the development proposed on the site.

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records.

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. A list of property owners and a complete set of mailing labels must be submitted with the application.

Applicants shall submit one copy of a brief narrative including a traffic impact statement, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity.

Applicant shall submit twenty (20) copies of a map showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7.

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land.

Applicant shall submit the above-required information to the Town Planning Office accompanied by a check in the amount determined by the fees established by the State of Connecticut, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule).

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

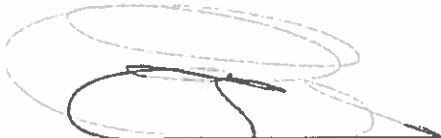
APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (TWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (TWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

	<u>March 20, 2020</u>
Signature	Date
Gregory W. McCracken, Applicant and Attorney for Property Owners	
_____ Signature	_____ Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

25-0021-0003D
CONGELOS KRISTYN BOYNTON
100-25 DOBSON RD
VERNON CT 06066

25-0065-0036U
VALENTIN LYNN
58 DARYL DR
VERNON CT 06066-4210

19

25-0021-00002
DOHERTY DONALD R
198 WEST ST
VERNON CT 06066-4150

25-0021-0003C
STOPP TIMOTHY J & SHEILA A
186 WEST ST
VERNON CT 06066

25-0065-00034
STRONG FAMILY FARM INC
274 WEST ST
VERNON CT 06066

25-0065-0036P
BARON BARNET B & JOAN B
126 DARYL DR
VERNON CT 06066

25-0065-00035
THAKER CHIRAG B & JALPA C
195 WEST ST
VERNON CT 06066

25-0065-0036W
OSBECK ANNA L ESTATE OF
C/O JACOB A OSBECK EXEC
38 DARYL DR
VERNON CT 06066-4210

25-0065-036-O
ST GERMAIN ROBIN J & LAUREEN
136 DARYL DR
VERNON CT 06066-4200

25-0065-0036T
LETOURNEAU ARTHUR D & MARJORIE L
68 DARYL DR
VERNON CT 06066-4210

25-0065-0035D
SOKOLSKI IVAN (LU) & MARIE (LU) &
SOKOLSKI MARK I & SOKOLSKI ANDREW K
156 DARYL DR
VERNON CT 06066

25-0065G-0036D
ADAMS KATHERINE E
45 DARYL DR
VERNON CT 06066

25-0065-0035E
KASAMBA CHRISTOPHE M &
TSHILENGE KANJINGA C
152 DARYL DR
VERNON CT 06066

25-0065-0036Q
MOLLOY TIMOTHY P & SUSANNA M
116 DARYL DR
VERNON CT 06066-4200

25-0021-0003B
DOHERTY JAMES A JR & JULIA P
190 WEST ST
VERNON CT 06066-4150

25-0065-0036S
PALMA FRANCISCO J & KIMBERLY R
78 DARYL DR
VERNON CT 06066

25-0065-0035A
NEVELOS RICHARD G & ANN C
144 DARYL DR
VERNON CT 06066-4200

27-0065-00033
VERNON TOWN OF
MIDDLE SCHOOL
30 PARK ST
VERNON CT 06066

25-0065-0036V
MAGOON THOMAS L & SHELIA A
50 DARYL DR
VERNON CT 06066-4210

25-0021-0002A
OGDEN BROOK DEVELOPERS LLC
100-25 DOBSON RD
VERNON CT 06066

25006500035

THAKER CHIRAG B & JALPA C

WEST ST 195

Tax ID 25-0065-00035

Printed 02/02/2019

Card No. 1 of 1

THAKER CHIRAG B & JALPA C
195 WEST ST
VERNON, CT 06066
CENSUS TRACT. 510400

Neighborhood Number
11500
Neighborhood Name
Residential
TAXING DISTRICT INFORMATION
Jurisdiction Name
Town of Vernon
Area
146
Routing Number
4603

Site Description
Topography
High
Public Utilities
Electric
5 feet or Road
Paved
Neighborhood
Zoning
R-22
Legal Acres
3.4200

Transfer of Ownership

Owner
MURRAY MICHAEL F ESTATE OF
MURRAY MICHAEL F
MURRAY MICHAEL F & ANN F
VERNON TOWN OF
BOOKER WILLIAM E JR &
BOOKER WILLIAM E JR &

Consideration Transfer Date Deed Book/Page Deed Type

175000 11/25/2013 2322 37 A
0 11/25/2013 2322 35 P
0 09/10/2012 2241 269 Q
100800 03/19/2002 1383 287 Q
0 07/25/2001 1325 66 F
0 10/11/1996 1078 51 Q

Valuation Record

Assessment Year	2011	2016	2018						
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT						
Market	L 83120	67970	67970						
	I 112100	115140	115140						
	T 195220	183110	183110						
	L 58180	47580	47580						
70% Assessment Use	I 78480	80610	80610						
T	136660	128190	128190						



Land Size					
Rating Soil ID - or - Actual Frontage	Acres - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor		
Land Type					

25006500035

THAKER CHIRAG B & JALPA C

WEST ST 195

Tax ID 25-0065-00035

Printed 02/02/2019

Physical Characteristics

Style: Ranch
Occupancy: Single family
Story Height: 1 0
Finished Area: 1446
Attic: None
Basement: Full
Roofing: Asphalt Shingles
Type: Hip
Pitch: Standard
Pitch: NOT AVAILABLE
Flooring: Slab
Slab & Joists: 1.0
Typical: B, 1.0
Exterior Cover: Stucco
Exterior Finish: Typical
Interior Finish: Typical

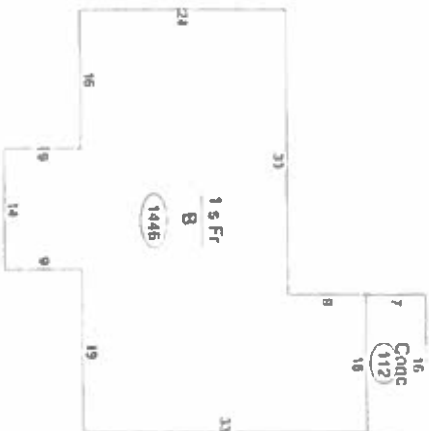
ACCOMMODATION
Finished Rooms: 5
Bedrooms: 3
HEATING AND AIR CONDITIONING
Primary Heat: Hot Water - Oil
Lower: Full Part
/ Basement: 1 Upper: Upper

PLUMBING
8 TF
3 Fixt. Baths: 1 3
Rtc Sink: 1 1
Water Heac: 1 1
TOTAL: 5

REMODELING AND MODERNIZATION
Amount: Date

Special Features

Description
D : Basement garage - 2 car.
Fireplace - Masonry



Summary of Improvements

ID	USE	Story	Height	Cost	Type	Grade	Year	Cons	Year	Eff	Cond	Size of
D 01	DWELL. POOL	0 00	0 00	6		Avg	1945		1978		AV	2892
02	W/LSHED	0 00	0 00	1		Avg	1965		1965		FR	840
						Avg	2006		2006		AV	56

1. The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the years 1964 through 1968:

- [illegible]

[illegible][illegible]

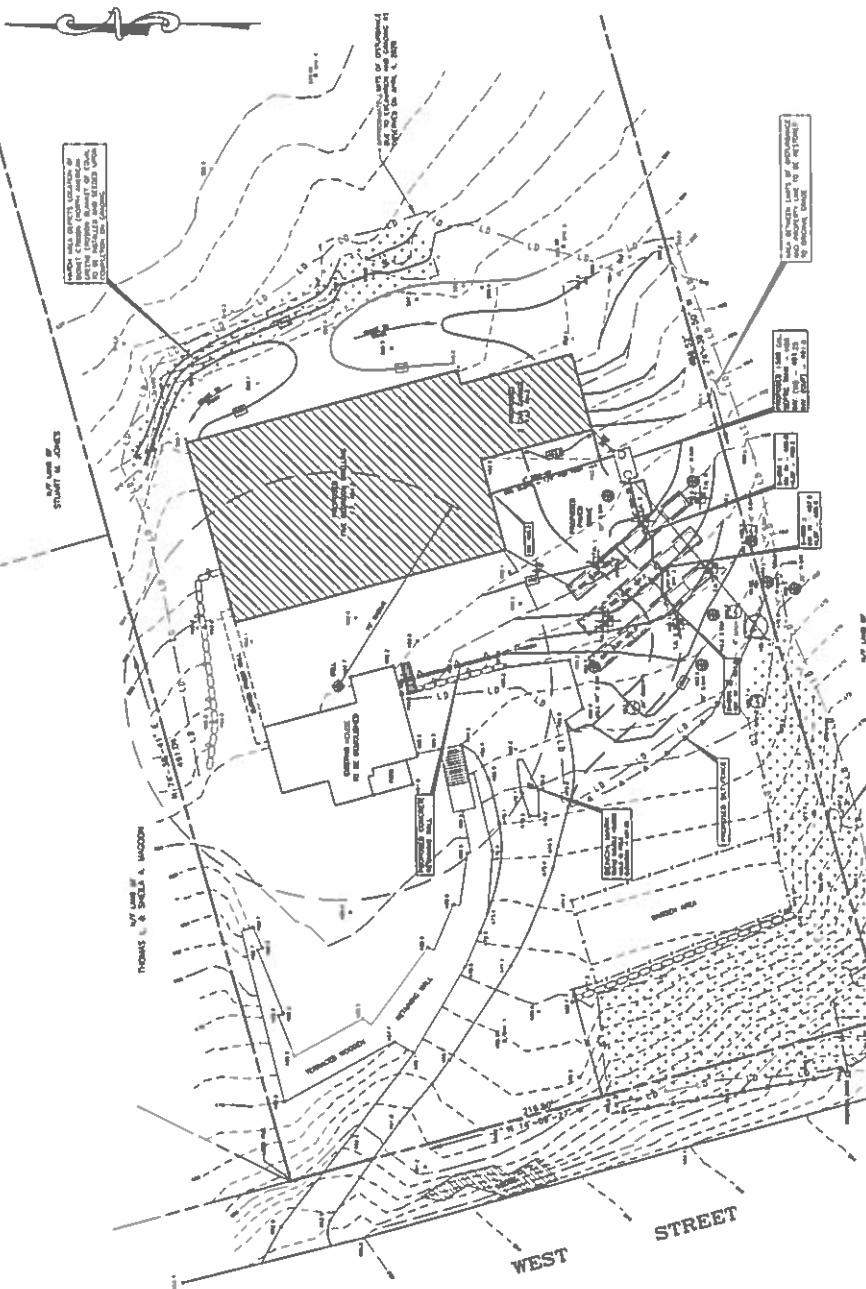
195 WEST STREET, WILMINGTON, CT (1-800-334-2828) IS CARRYING THE FULL LINE OF THE DODGE & CHRYSLER CREDIT PLAN AND RESPONSIBLY INSTALLING AND MAINTAINING OF CREDIT WASHES, AUTOMATIC AIR FILTERS, OIL CHANGES, AND THE SERVICE OF THE TRANSMISSION AND DRIVETRAINS.

FOR THE UNITED STATES OF AMERICA
BY _____
SPECIAL AGENT IN CHARGE

GEORGE PULLER, U.S. 11821
 STATE DATE, AS SOON AS POSSIBLE
 COMPUTATION DATE, MAY 01 2010

TEMPORARY SEEDING SCHEDULE:		
SPECIES	LB/ ACRE	LB'S /1000 S.F
AMERICAN PIG GRASS	40	0.8
WHEAT RYE	40	0.8
SMOKE GRASS	11	0.23

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN
 ON THE SEED OR AS DICTATED BY SITE CONDITIONS MAY BE
 OTHER WILSON SEEDS TO BE APPLIED TO SEEDING AREA AT THE
 RATE OF 10 TO 80 LBS PER 1000 SQ. FT.



SILT FENCE DETAIL

NOTES:

CONSTRUCTION SCHEDULE AND EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: 195 WEST STREET
PROJECT DESCRIPTION: POOL HALL, 7 POLLACK
MOUNT. AREA: 3.34 ACRES

[illegible]

continued throughout a lifetime, including the last, whenever a community died for me or yours. I was not a person who was not for the future, because that, I said, is my responsibility and a person is not a person if he is not for the future. The question was asked: the future?

PRELIMINARY
SUBSURFACE SEWAGE
DISPOSAL DESIGN

CHIRAG & JALPA THAKER
PREPARED FOR

195 WEST STREET
VERNON, CONNECTICUT
SCALE 1" = 20' DATE APRIL 7, 1959

1500

D A T U M

ENGINEERING & SURVEYING, LTD.

139 CONANTVILLE ROAD
MANSTED CENTER, CT 06260
TEL. (860) 468-1877 FAX (860) 468-1848

06260 001 001 000001



PLANNING
DEPARTMENT

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmgregor@vernon-ct.gov

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2020-06: 195 West St.— Special Permit for grading and removal of material pursuant to Section 15.

DATE: May 21, 2020

Background

Application [PZ-2020-06] of Greg McCracken for a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land at 195 West St. (Assessor's ID: 25, Block 0065, Parcel 00035).

The Applicant represents property Owner Chiraq Thaker. Mr. Thaker is in the process of adding an approximately 7,200 sq. ft. addition to a 1,446 single-family home at the referenced address. During this construction process in late 2019 and early 2020, a great deal of site work—grading, land clearing, land disturbance, and earth moving took place. The regulations allow grading, fill, excavation, removal (of earth, loam, gravel, clay, peat stone, etc...) on the premises for a residentially zoned lot except under the following circumstances:

1. The amount of material involved does not exceed 50 cubic yards and
2. No more than one half (1/2) acre of land is disturbed

If the above thresholds are exceeded, a Special Permit and Planning and Zoning Commission approval is required.

In this case, the property owner was contacted by the Zoning Enforcement Officer after a determination was made of the grading and disturbance activity on site. Subsequent to that contact, a special permit application was filed.

Section 15 requires a grading and final contour plan be submitted in conjunction with the application and should be reviewed according to the following:

- 15.1.3.1 That the premises shall be filled or excavated and graded in conformity with the proposed contour plans as approved.
- 15.1.3.2 The slopes shall not exceed thirty (30) degrees to the horizontal.
- 15.1.3.3 That only such equipment as is necessary for the digging, leveling, and carting away material shall be maintained on the site.
- 15.1.3.4 That there will be no sharp declivities, pits, or depressions and that proper drainage will be provided to avoid stagnant water and sewerage problems.
- 15.1.3.5 That after fill, excavation or removal, the premises shall be cleared of debris.
- 15.1.3.6 That top layer of arable soil for depth of at least four (4) inches shall be set aside and retained on the premises and shall be respreads over the premises and appropriately seeded upon completion of the excavation or removed, in accordance with approved contour lines.
- 15.1.3.7 That no excavation shall be made nearer to the side property lines than the distance of twenty (20) feet in all residential zones, the measurements to be taken to the top of slopes.
- 15.1.3.8 There shall not be any processing of any material, which originated off site.
- 15.1.3.9 There shall be no buildings erected on the premises without appropriate approvals.

The broader special permit criteria found in Section 17.3 also apply. In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

- 17.3.1.1 It shall not create a hazardous condition relative to public health and safety;
- 17.3.1.2 It shall be compatible with neighboring uses;
- 17.3.1.3 It shall not create a nuisance;
- 17.3.1.4 It shall not hinder the future sound development of the community;
- 17.3.1.5 It shall conform to all applicable sections of this ordinance;

Analysis and Recommendation

The grading plan submitted by the Applicant's engineer appears to adequately address all land disturbance activity, including grading, erosion and sediment control, and stabilization. In this matter, execution is most critical and Town Staff will evaluate progress and success through site visits and inspections.

The proposed plan generally meets the specific criteria set forth in Section 15 of the Town Zoning regulations related to this type of permit disturbance. The request also generally meets the special permit requirements found in Section 17.

Prior to the issuance of a Certificate of Occupancy for the addition, the Town Engineer and Zoning Enforcement Official shall be satisfied that the grading plan has been acted upon is substantial conformance.

DRAFT Motions

- A. I move that the Planning and Zoning Commission Approve PZ-2020-06, 195 West St., a Special Permit pursuant to Section 15 for the removal, excavation, and grading in excess of 50 cubic yards of earth and the disturbance of more than one-half acre of land. This approval is based upon a finding that the application meets the special permit requested criteria set forth in Section 15 and Section 17.3.1, and subject plan prepared by Datum Engineering & Surveying, dated April 7, 2020, Sheets 1 & 2.**

(If Necessary) And, Subject to the following Conditions

-
-
-

- B. I move an alternative motion**

Attachments

- 1. Town Engineer Comments dated 5/4/20**
- 2. Zoning Enforcement Officer Comments dated 4/15/20**
- 3. Applicants Engineer Update dated 5/9/20**

APPLICATION REVIEW COMMENTS

FROM: dsmith@vernon-ct.gov

TO: _____

DATE: 05/04/2020

APPLICANT: THAKER CHIRAG B & JALPA C

PROJECT: Chirag Thaker

LOCATION: 195 WEST ST

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

The two page plan set submitted with this application adequately details the applicant's sediment and erosion control plan. Timely execution of these measures and routine inspection and repair, if needed, should prevent sedimentation beyond the limits of disturbance.

Materials deposited beyond the southerly property line are to be removed during this work. A letter certifying that this has been done and the restoration measure have been completed should be provided by the applicants engineer.

SIGNATURE: _____

DATE: _____

APPLICATION REVIEW COMMENTS

FROM: amarchese@vernon-ct.gov

TO: _____

DATE: 04/15/2020

APPLICANT: THAKER CHIRAG B & JALPA C

PROJECT: Chirag Thaker

LOCATION: 195 WEST ST

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

 NO COMMENT

 COMMENTS ATTACHED

 PLEASE NOTE THE FOLLOWING COMMENTS:

On 2-20-2020 I had issued a cease and desist order to Chirag Thaker. It appears that there is more than one half acre of land that has been disturbed on the job site, and the fill material has been deposited past the side yard boundary line onto the neighboring property. It also appears that there is now a very steep grade at some of the boundary lines, which could possibly cause erosion and or drainage issues to the neighboring property. I would also encourage that proper erosion control efforts be put in place to help stable the site.

SIGNATURE: _____

DATE: _____

DATUM ENGINEERING & SURVEYING, LLC

132 Conantville Road
Mansfield Center, CT 06250

Phone: 860-456-1337
Fax: 860-456-1340
Edward Pelletier, L.S.
Email: e.pelletier@datumengr.com

May 9, 2020

Mr. Chirag B. Thaker
195 West Street
Vernon, CT 06066

Re: Site inspection

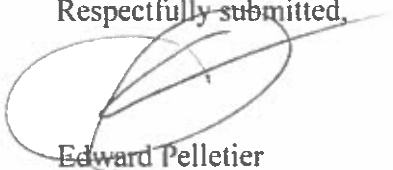
Dear Mr. Thaker:

I conducted a site inspection of your site located at 195 West Street in Vernon, Connecticut on May 9, 2020. The slope on the south boundary line along land of The Strong Family Limited Partnership and the slope between the garden area and West Street has been stabilized with the installation of an erosion blanket. The areas are have been seeded and grass has taken hold.

Erosion control consisting of silt fencing has been installed along the bottom of the slopes and was in good condition. There was no erosion of the slopes observed.

These two areas are a great improvement over the condition of the slopes observed on my original site visit on March 31, 2020.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Edward Pelletier', is written over the printed name. The signature is stylized with a large, sweeping loop.

Edward Pelletier